

E V 4 T H O S T R O O M

25 NOV 2006

256 BEECH ST

DAS

Ms Cassie Plumridge  
Camden Planning Development Control  
Environmental Department  
London Borough of Camden  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London WC1H 8ND

27 November 2006

Your ref: **2006/5167**

10/11

Dear Cassie

**Flat 1, 23 Thurlow Road, Hampstead, London NW3 5PP**

Thank you for your letter dated 16 November 2006.

Please find enclosed 10 copies of revised Planning drawings for the above-mentioned address, 5 copies for Conservation Area Consent.

Removal of Elder Tree

The removal of the Elder tree was initially considered as providing an alternative access to Flat 1 but before any proposal was drafted I arranged a site meeting with Kevin Fisher of Camden Planning Tree Department on Wednesday 1<sup>st</sup> November 2006.

Kevin Fisher's opinion on viewing the tree was that it was in poor condition and could be removed, subject to a new Hawthorn tree being planted at the other side of the main steps to the front garden. The new Hawthorn tree is indicated on the proposed plan.

Alternative Entrance to Flat 1 Design and Access Statement

23 Thurlow Road currently consists of 4 separate residential flats. The proposed Application involves forming a new entry for Flat 1, reducing the pitch of the steps up to the main entrance door, removal of existing Elder tree (refer to note above), relocating refuse store with additional recycling storage, soft and hard landscaping.

The new entry access to Flat 1 will be located in the position of an existing window where the building steps back from the frontage.

There is an existing ramped gravel surface and existing railings leading up to this position. The proposal aims to adjust the incline of the existing ramp where required and improve the surface and replace the railings.

Overall, the external hard and soft landscaping will improve the existing appearance of the front garden area by replacing the existing materials and fabric.

The occupant of Flat 1 is an elderly lady who lives on her own. The current existing steps to the main entrance door are very steep. These two factors make it increasingly difficult to gain access to her flat.

The proposal reduces the pitch (steepness) of the existing steps to the main entry door and utilises the existing ramp to the boundary for an alternative access to Flat 1.

The proposal for the steps will benefit all occupants of the building and the new access will mean the occupant of Flat 1 will no longer need to negotiate steps to gain entry to her flat.

The proposal does not include any internal alterations.

Should you require any further information concerning this Planning Application, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Eli Trim', with a stylized, cursive script.

Eli Trim

Sacks Maguire Architects

encl.

cc. Mrs. R. Bor